

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

07-514-C

Orleans

EAS.1333

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 275 Turnip Road

Historic Name: Sullivan-Lawrence-Weidig House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1952-1971], poss. ca. 1935

Source: USGS aerial survey, title research

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.85 acres

Setting: This parcel also includes 2, 4 and 6 Nans Way. This cottage sits at the back edge of a dune above Campground Beach. The surrounding area includes modest cottages from the early- to late-20th century. The parcel is left in a natural state around this cottage, and a broad gravel parking area spans from Turnip Road to the ..

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

275 TURNIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1333

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

(Visibility of this house is limited, as are Assessor photos)

This house is similar in form to its neighbor to the right, 285 Turnip Road (EAS.1334). Based on views of this house from Turnip Road, this house is set at the back edge of a dune above Campground Beach, with a basement at the street level that has a one-bay garage, and the main living spaces on the upper story. The house appears to have a simple, one-story, side-gable form. The house rests on a concrete block foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has deeply-projecting eaves typical of early cottage construction. An exterior brick chimney rises up the south side of the house. The rear (east) elevation has modern, thermal 1/1 windows, and sliding glass doors leading to an open deck. It can be assumed that the west (bay-facing) elevation contains many more windows and/or sliding glass doors.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham.¹ Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the early subdivisions at the west end of Campground Road was registered in 1915 by Robert E. Horton, who was then living in Boston. It was the first of three subdivisions he registered. Horton, whose father Robert R. Horton, had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting the area's first subdivision by Alonzo Higgins. The land Horton bought had belonged to farmers Barnabas K. Mayo and William H. Nickerson in the 19th century. Horton's first subdivision laid out sixty-four lots and four roads - the northward extension of Bay Road, Gail's Way, Marion's Way, and Gile Road. In 1925 and 1930 Horton expanded the subdivision to ninety-two lots. Finally, in April 1934 Horton planned his last subdivision in the area to the north of the 1925 plan.² It was an extension of Bay Road west to the bay, the platting of Memory Lane northward and the short Nans Way, Jeans Way, and Horton Way north of Bay Road.

¹ The following summary is adapted from the 2005 Area Form for Campground Road.

² Barnstable County Registry of Deeds, Plan Book 49/ Page 35.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

275 TURNIP ROAD

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Area(s) Form No.

EAS.1333

This property (now part of a four-unit condominium with 2, 4 and 6 Nans Way) is located on Lots 93, 94 and 95 of that 1934 subdivision (Figure 2). In 1934, Horton sold lots 93, 94, and 95, with no reference to buildings, to Dorothy B. Kemp of Canton, MA.³ Vermont-born Dorothy B. Schontag married Lysander S. Kemp, Sr. in 1917. Dr. Lysander Schaffer Kemp (b. 1889) was a graduate of Tufts Medical School and first worked as house surgeon for the Massachusetts Hospital School for Crippled Children in Canton.

This cottage has an Assessor date of 1935, but that may not be accurate. The United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod in 1938. In that first aerial survey, there do not appear to be any cottages in this location (Photo 3). According to the Eastham Tax Commitment Books, Lysander Kemp was first listed as owning a dwelling in Eastham in 1945. In 1948, Lysander Kemp, Sr. was living in Eastham when he and his three children, daughter Shirley (also living in Eastham), and sons Lysander, Jr. and Robert (living in Buffalo and Boston respectively), sold two parcels to Norman A. and Katherine E. Macfarlane of Orleans – Parcel 1 consisting of Lots 93, 94 and 95, and Parcel 2 consisting of Lots 98 and 99.⁴ That deed references buildings, but the buildings are likely the cottages at 4 and 6 Nans Way and 285 Turnip Road which are visible on the next USGS aerial survey in 1952 (Photo 4). In 1950, the Macfarlanes sold Parcels 1 and 2 to Emma F. Snow and Elnathan Eldredge of Eastham.⁵

In 1952, the Eldredges sold Parcels 1 and 2 to Paul J. and Bernadine Sullivan of Worcester.⁶ In 1964, the Sullivans, still living in Worcester, sold the two parcels to Donald W. and Anne C. Lawrence of Stamford, CT and David and Marjorie L. Weidig of Glennbrook, CT.⁷ By the time the next USGS aerial survey was completed in 1971, this cottage was also now in place (Photo 5). This would mean this cottage was added to the small colony either by the Sullivans sometime between 1952 and 1964, or by the Lawrences and Weidig sometime between 1964 and 1971. What is unknown is whether the cottage was relocated from elsewhere in the greater Campground area, possibly making the 1935 construction date accurate.

In 1973, they sold both parcels to Arthur C. Lohr of West Dennis.⁸ In 1975, Arthur Lohr recorded a condominium called High Sea Village that appears to roughly coincide with Lots 93, 94 and 95 in Parcel 1, with this cottage now Unit 4. In 1979, Jean Lohr, Trustee of High Sea Village Trust, sold this cottage on Lot 4 to Maryann Y. Rogers, Trustee of M.Y.R. Trust based in Framingham.⁹ In 1991, Maryellen Rogers sold it to Lawrence P. Anderson from Bridgewater and Gerald Anderson from Mansfield.¹⁰ The house remains in the Anderson family.

BIBLIOGRAPHY and/or REFERENCES

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United States Geological Survey. Aerial Survey 1938-2020,
<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.
www.ancestry.com - Vital records.

³ Barnstable County Registry of Deeds, Book 500/ Page 477.

⁴ Book 702/ Page 281.

⁵ Book 740/ Page 382. They also purchased other parcels in the area.

⁶ Book 815/ Page 356.

⁷ Book 1268/ Page 172.

⁸ Book 2146/ Page 1.

⁹ Book 2924/ Page 36.

¹⁰ Book 7662/ Page 57.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

275 TURNIP ROAD

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1333

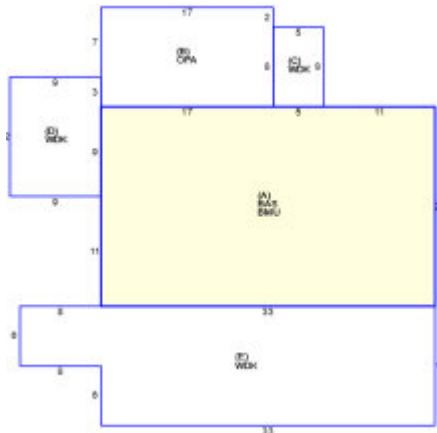


Figure 1. Assessor Sketch.



Photo 2. View looking northwest (2006 Assessor photo).

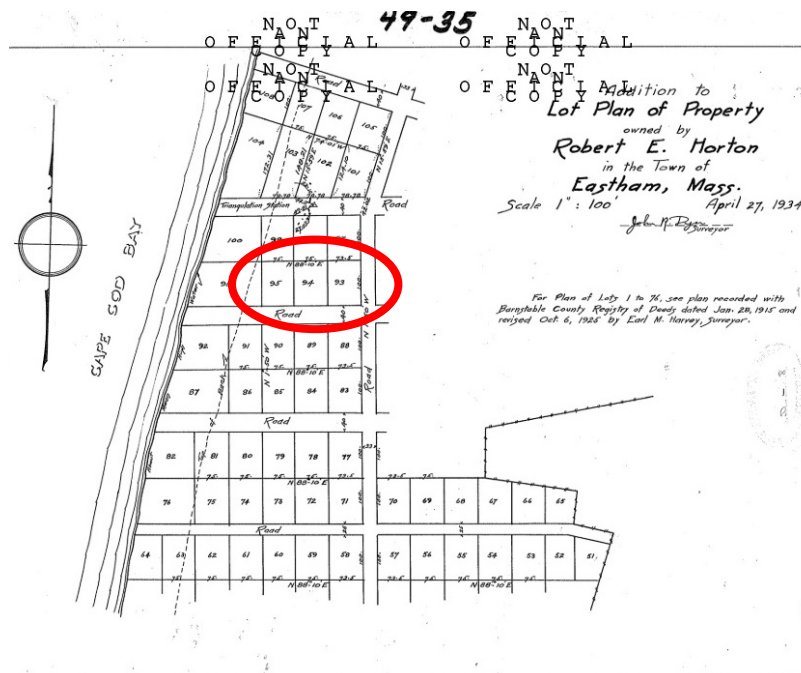
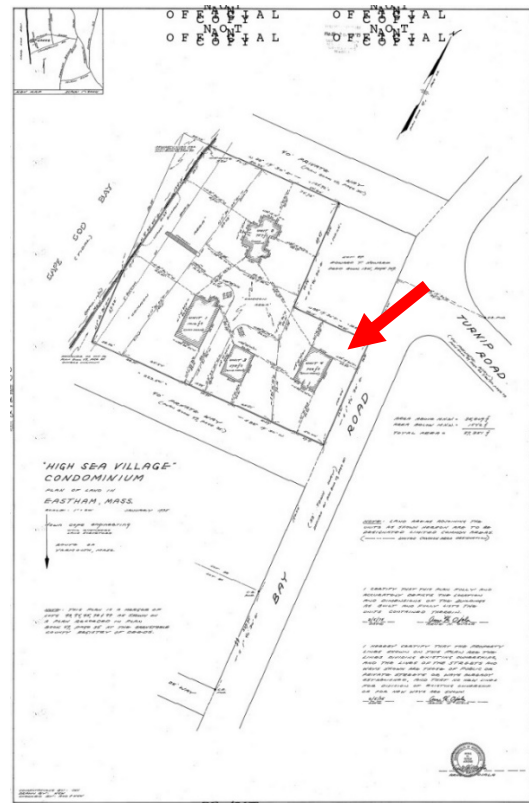


Figure 2. 1934 subdivision plan for Robert E. Horton Plan Book 292/ Page 38 (arrow to 275 Turnip Road added).



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Area(s)	Form No.
	EAS.1333



Photo 3. Detail of 1938 USGS aerial photo (arrow to future Location of 275 Turnip Road added).

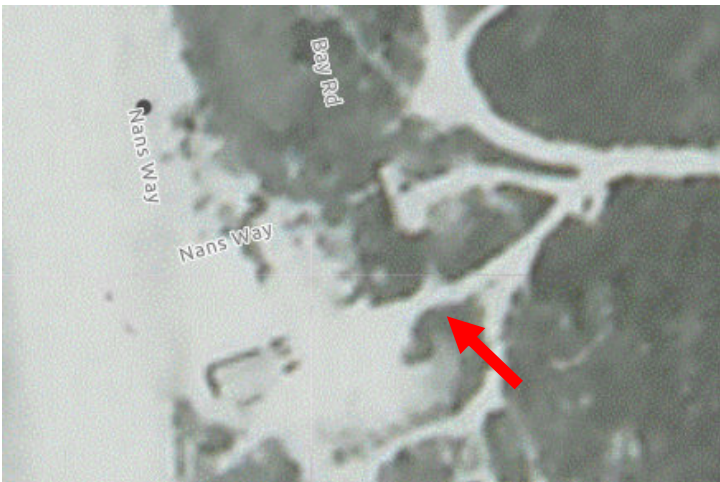


Photo 4. Detail of 1952 USGS aerial photo (arrow to future location of 275 Turnip Road added).



Photo 5. Detail of 1971 USGS aerial survey (arrow to 275 Turnip Road added).

Notes: It appears that the USGS struggled to accurately label the small streets in this region – street names are not in the correct locations.